



GREG GARCIA REAL ESTATE
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REDWOOD CITY REAL ESTATE UPDATE

Closed Single Family Sales

February 2026

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82033245	Central Park Etc.	1621 Connecticut Drive	\$2,498,000	1,570	\$1,591.08	6	\$2,650,000	\$1,687.90
ML82032546	Central Park Etc.	1716 Rosemary Lane	\$2,198,000	1,730	\$1,270.52	9	\$2,560,000	\$1,479.77
ML82033005	Central Park Etc.	1014 King Street	\$1,898,000	1,683	\$1,127.75	6	\$2,350,000	\$1,396.32
ML82032252	Central Park Etc.	1172 Woodrow Street	\$1,800,000	1,900	\$947.37	9	\$1,850,000	\$973.68
Average:			\$2,098,500	1,721	\$1,234.18	8	\$2,352,500	\$1,384.42

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82032216	Cordilleras Heights Etc.	1698 Cordilleras Road	\$1,998,000	1,590	\$1,256.60	7	\$2,400,000	\$1,509.43
ML82031482	Cordilleras Heights Etc.	1277 Edgewood Road	\$1,998,000	1,775	\$1,125.63	11	\$2,400,000	\$1,352.11
ML82031465	Cordilleras Heights Etc.	3814 Jefferson Avenue	\$1,898,000	1,650	\$1,150.30	9	\$2,100,000	\$1,272.73
CC41116935	Cordilleras Heights Etc.	3503 Highland Ave	\$2,199,000	2,520	\$872.62	80	\$2,100,000	\$833.33
ML82031742	Cordilleras Heights Etc.	432 Oak Ridge Drive	\$1,800,000	1,100	\$1,636.36	14	\$1,800,000	\$1,636.36
Average:			\$1,978,600	1,727	\$1,208.30	24	\$2,160,000	\$1,320.79

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82033184	Dumbarton Etc.	1120 17Th Avenue	\$1,799,000	1,402	\$1,283.17	11	\$1,980,000	\$1,412.27
ML82031768	Dumbarton Etc.	3024 Hoover Street	\$1,298,000	890	\$1,458.43	9	\$1,250,000	\$1,404.49
ML82014195	Dumbarton Etc.	2727 Blenheim Avenue	\$847,000	840	\$1,008.33	179	\$850,000	\$1,011.90
ML82027082	Dumbarton Etc.	512 Hurlingame Avenue	\$799,000	770	\$1,037.66	87	\$799,000	\$1,037.66
Average:			\$1,185,750	976	\$1,196.90	72	\$1,219,750	\$1,216.58

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82031359	Farm Hills Estates Etc.	1104 Eden Bower Lane	\$2,995,000	2,000	\$1,497.50	6	\$3,267,000	\$1,633.50
ML82027737	Farm Hills Estates Etc.	3848 Vineyard Drive	\$2,499,000	1,940	\$1,288.14	51	\$2,445,125	\$1,260.37
Average:			\$2,747,000	1,970	\$1,392.82	29	\$2,856,063	\$1,446.94

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML82034499	Horgan Ranch Etc.	203 Santa Clara Avenue	\$2,495,000	1,610	\$1,549.69	0	\$2,598,000	\$1,613.66
ML82030056	Horgan Ranch Etc.	246 Beresford Avenue	\$2,300,000	1,792	\$1,283.48	9	\$2,550,000	\$1,422.99
ML82029048	Horgan Ranch Etc.	61 Orchard Avenue	\$1,875,000	2,650	\$707.55	12	\$2,250,000	\$849.06
ML82031345	Horgan Ranch Etc.	255 E Oakwood Boulevard	\$2,095,000	1,880	\$1,114.36	7	\$2,175,000	\$1,156.91
ML82030506	Horgan Ranch Etc.	118 Alexander Avenue	\$1,380,000	920	\$1,500.00	12	\$1,610,000	\$1,750.00
Average:			\$2,029,000	1,770	\$1,231.02	8	\$2,236,600	\$1,358.53

Res. Single Family

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
SF426094157	Lenoit Etc.	15 Garden Street	\$1,299,000	1,110	\$1,170.27	8	\$1,528,888	\$1,377.38
		Average:	\$1,299,000	1,110	\$1,170.27	8	\$1,528,888	\$1,377.38
		Total Average:	\$1,903,238	1,587	\$1,232.23	26	\$2,072,048	\$1,336.75